CONDITIONS AND RESTRICTIONS

- - - - ·

(1) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(2) THIS SHORT PLAT IS SUBJECT TO IMPACT FEES FOR CITY TRAFFIC, CITY PARKS AND ARLINGTON SCHOOL DISTRICT #16. IMPACT FEE AMOUNTS ARE THOSE IN AFFECT AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE PAID ON THE ISSUANCE OF BUILDING PERMIT ON LOT 2 ONLY.

(3) WELL PROTECTION ZONES ARE SHOWN IN THE SNOHOMISH HEALTH DISTRICT RECORDS FOR LOT 2 OF THIS PLAT. THE WELL PROTECTION ZONES ARE NOT BASED ON ACTUAL CONSTRUCTED WELLS. THE WELL PROTECTION ZONE MAY-REQUIRE REVISION IF THE WELL CANNOT BE LOCATED AS PROPOSED. IF MOVED, THE 100 FOOT RADIUS WELL PROTECTION ZONE SHALL NOT EXTEND BEYOND THE SUBDIVISION EXTERIOR BOUNDARIES, WITHOUT WRITTEN CONSENT AND RECORDED WELL PROTECTION COVENANT FROM THE AFFECTED PROPERTY OWNER(S). -AFTER INSTALLATION OF ANY WATER WELL TO SERVE LOTS WITHIN THIS SUBDIVISION, ALL OWNER(S), AND SUCCESSORS AGREE TO MAINTAIN 100 FOOT WELL PROTECTION ZONES IN COMPLIANCE WITH CURRENT STATE AND LOCAL WELL SETTING AND CONSTRUCTION REGULATIONS, WHICH, AT A MINIMUM, PREVENT-INSTALLATION OF DRAINFIELDS WITHIN THE WELL PROTECTION ZONE. THE REVISION OF THE WELL PROTECTION ZONE. - " LOCATION IS A PRIVATE MATTER BETWEEN THE AFFECTED LOT OWNERS AND DOES NOT REGUIRE A PLAT ALTERATION.

(4) SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY AFFECTING THE SOUTH 30 FEET OF LOT 2 UNDER RECORDING NUMBER 1136474.

(5) SUBJECT TO AN EASEMENT AS SHOWN ON THE SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 1808210356 AS FOLLOWS:

A NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHMEST INC. AND THEIR RESPECTIVE. - SUCCESSORS AND ASSIGNS, ON, OVER, AND UNDER ALL ROADS DESIGNATED AS "60 FOOT NON-EXCLUSIVE EASEMENT ROAD! TOGETHER WITH THE EXTERIOR 7 FEET PARALLEL AND ADJACENT TO SAID TROAD; - ON THE ACCOMPANYING MAPS OF THE FIVE ACRE SUBDIVISION FOR R.J.R. ASSOCIATES IN WHICH TO INSTALL, EITHER AERIAL OR UNDERGROUND, CABLES, CONDUITS, AND WIRES TOGETHER WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTIES WITH ELECTRIC AND PHONE SERVICE; TOGETHER WITH THE RIGHT TO ENTER UPON THE ROADS AND LOTS AT ALL TIMES FOR THE PURPOSES STATED.

(6) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED OCTOBER 4, 1978 UNDER RECORDING NUMBER 7810040307 AND 7810040308.

(1) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED MARCH 6, 1985 UNDER RECORDING NUMBER 8503060321.

(8) SUBJECT TO AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED NOVEMBER 22, 1991 AND JULY 25, 1995 UNDER RECORDING NUMBER 91122000449 AND 9507250143, RESPECTIVELY.

(9) SUBJECT TO LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 22, 1991 AND JULY 25, 1995 UNDER RECORDING NUMBER 9112200449 AND 9507250143, RESPECTIVELY.

(IO) CRITICAL AREA PROTECTION EASEMENT (C.A.P.E.), THIS OPEN SPACE TRACT IS INTENDED TO PROTECT THE TYPE 5 STREAM AND ITS DESIGNATED BUFFERS-POTENTIAL HABITAT FOR BULL TROUT, AN ENDANGERED SPECIES-AND ITS ASSOCIATED WETLANDS, AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING, DUMPING: THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VESETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE CITY ENGINEER FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE PLANNING MANGER.

(II) LOT I AND LOT 2 ARE SUBJECT TO A NO PROTEST AGREEMENT OF FUTURE CITY OF ARLINGTON LOCAL IMPORVEMENT DISTRICTS THAT MAY BE FORMED TO PROVIDE FUTURE UTILITY AND ROAD IMPROVEMENTS.

(12) FUTURE BUILDINGS LOCATED ON LOT I AND LOT 2 OF THIS SHORT PLAT MAY BE SUBJECT TO SPECIAL FIRE SAFETY CONSTRUCTION REGUIREMENTS AT BUILDING PERMIT APPROVAL AS REGUIRED BY CITY OF ARLINGTON.

13) SUBJECT TO COVENANT TO BEAR SHARES IN THE COST OF CONSTRUCTION OR REPAIR OF INGRESS, EGRESS AND UTILITY EASEMENT. EASEMENT FOR WHICH WAS GRANTED OVER ADJACENT RPOPERTY BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 200304140031 AND 200304140032.

KARL AND JULIE FITTERER SHORT PLAT FILE NO. MN-03-005 FSP

LOT 5, VOLUME 8 OF SURVEYS, PAGES 37 & 38 A PORTION OF THE SE AND SW 1/4 OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, SNOHOMISH COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIONED OWNER IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT SUBDIVISION IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

ARL TOWER

JULIE FITTERER THERER

CHASE MANHATTAN MORTGAGE CORPORATION
Tamara M. Aziz-Assistant Vice Due sident

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KARL FITTERER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: ADVIL 23, 2003.

My charle of M. Murchy
NOTARY HUBLIC IN AND FOR THE STATE OF HASHINGTON
(NOTARY NAME TO BE PRINTED)

RESIDING AT: AY I IN G FORM
MY APPOINTMENT EXPIRES Jan. 9, 2007

STATE OF WASHINGTON)

SECOUNTY OF SNOHOMISH)

JULIE FITTERER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUE ELLEN PIKE NOTARY PUBLIC STATE OF WASHINGTON-COMMISSION EXPIRES MAY 29, 2005 NOTARY PUBLIC IN-AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE FRANTED)

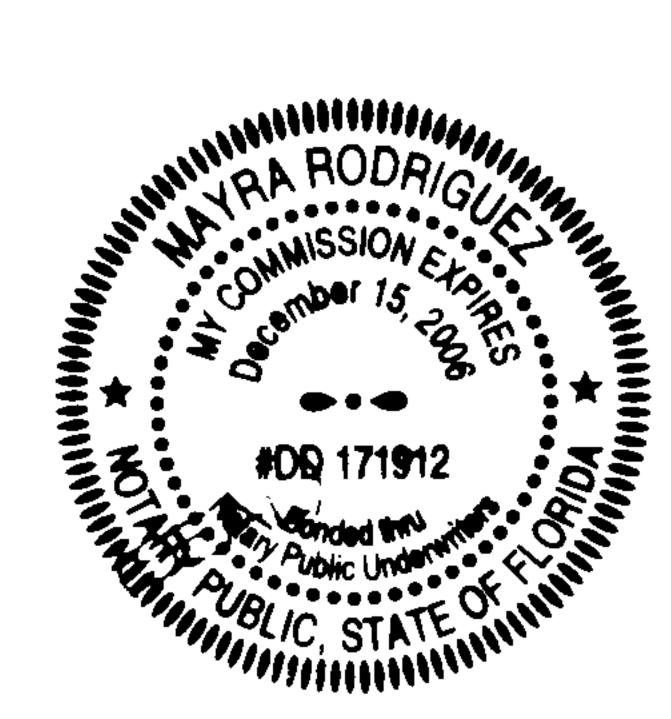
RESIDING AT. - Maryary U.

MY APPOINTMENT EXPIRES 5-21-05

STATE OF PASSINGS BORDY SECONDLY OF SHOWERSHIPM)

I CERTIFY THAT, I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TAMAKE M. AZZZ IS THE PERSON WHO APPEARED DEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO, EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASSISTMANT VICE INSTRUMENT OF CHASE MANHATTAN MORTGAGE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 15, 2



Mayra Rodriguez

(NOTARY NAME TO BE BRINTED)

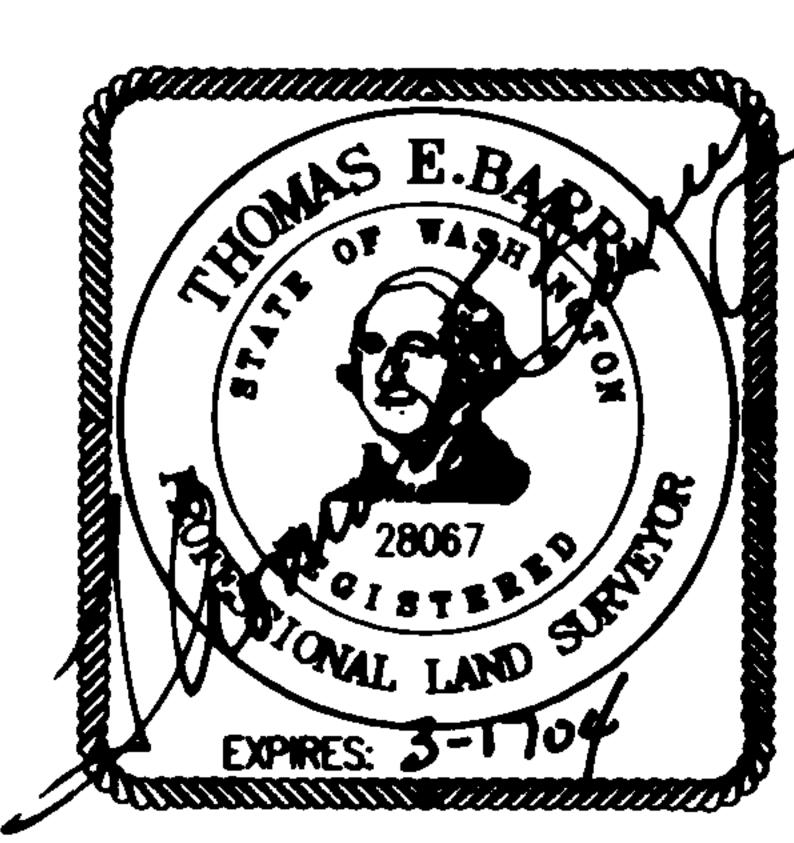
RESIDING AT: Jampa, Flowida.

MY APPOINTMENT EXPIRES 12/15/06

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE KARL FITTERER SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 28067



APPROVALS

CITY ENGINEER

EXAMINED AND APPROVED THIS 27 DAY OF _______, 2003 AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY ENGINEER
CITY OF ARLINGTON

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS IN DAY OF MOUNT, 2003 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SHORT SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONED AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CITY OF ARLINGTON

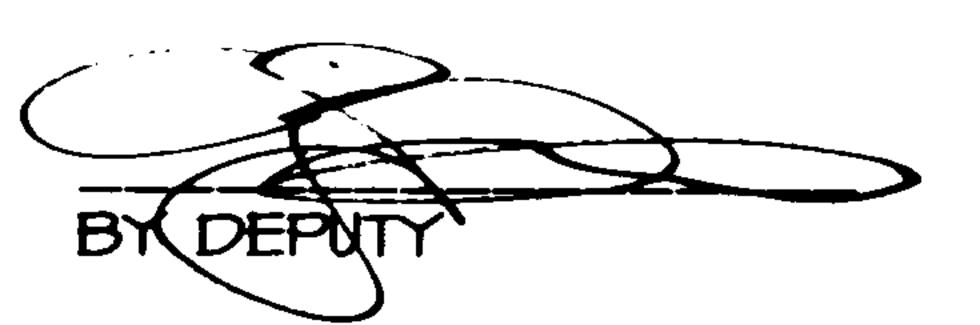
A.F.N. 200308775004

REV 03 MMM 4/17/03

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ______ DAY OF _______ 2003
AT 2427_M. IN VOLUME____ OF SHORT PLATS AT PAGE ____,
AT THE REQUEST OF THOMAS E. BARRY, UNDER AUDITOR'S
FILE NO.______, RECORDS OF ______
COUNTY, WASHINGTON.

PONCYMILLA - EV COUNTY AUDITOR



METRON

and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING

• - - - -

307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822

DATE: JAN. 2003 BY: M.J.S. SCALE: --PROJECT NO. 02026 F.B. 5-31

CITY OF ARLINGTON FILE NO. MN-03-005 FSP

SHORT-PLAT

KARL AND JULIE FITTERER

LOT 5, VOLUME 8 OF SURVEYS, PAGES 37 4 38 A
PORTION OF THE SE AND SW 1/4 OF SECTION 14,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF
ARLINGTON, SNOHOMISH COUNTY STATE OF WASHINGTONSHEET 1 OF 2

